SCOPING DOCUMENT

**Theme 3: Affordable Housing that is fit for the future**

**Aim:**

To facilitate and support the development of affordable mixed tenure housing for local people that is sustainable for future generations.

**Key areas of enquiry:**

* Undertake a specific investigation of the local authority and registered housing and other affordable providers within the Moreton in Marsh area to understand what currently is provided, what is the current demand and need, the forecast requirement for the period, demographic projections, of the Local Plan and what gaps have been identified.
* Undertake analysis to understand what has been delivered within the last five years, the levels of affordability, what has been ‘lost’ through Right to Buy, developers arguing viability prevents delivery, i.e. where policy levels have not been achieved.
* Undertake a survey of residents to establish the level of ‘concealed households’, e.g. adult children living at home and not included within the LA waiting list; adults sharing due to affordability issues, etc. To produce a definitive shape to the tenures required – affordable rent, shared ownership and other forms of intermediate housing.
* Seek to shape and influence policy that will improve the design, sustainability and integration of affordable housing. To include solar gain, water conservation, minimising utility costs through a ‘fabric first’ approach.
* Review the “Cotswold Design Code” for improvement to support the above.
* Assess impact of national policies that drive affordability, e.g. Universal Credit.
* Identification of issues around provision of support for families moving to Moreton-in-Marsh to access affordable housing, e.g. access to social care, access to education and employment, transport and mobility, etc.
* Investigate alternatives to traditional delivery, for example, Community Land Trusts and self build.
* Explore options to improve affordability within market housing, for example, starter homes, discounted market housing, etc.
* Explore options to maximise residential accommodation in unused/vacant buildings, e.g. accommodation above retail, vacant buildings, etc.

**Key events/activities:**

* Local Authority information request on what is currently in place.
* Housing Needs Survey of local residents, not confined to rented stock.
* Review of existing planning policy and design/sustainability advice to developers.
* Case study with existing Registered Provider for one of the more recent local delivery plans.

**Key interdependencies:**

* Vibrant High Street
* Transport
* Low carbon
* Jobs and Economy
* Health and Well being